

136.0

0003

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
1,014,800 / 1,014,800

USE VALUE:

1,014,800 / 1,014,800

ASSESSED:

1,014,800 / 1,014,800


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

| No | Alt No | Direction/Street/City |
|----|--------|--------------------------|
| 78 | | KENSINGTON PK, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|----------|--------------------------|
| Owner 1: | MCKENNA JAMES K/LENORA B |
| Owner 2: | |
| Owner 3: | |

Street 1: 78 KENSINGTON PARK

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: SCHALLER JOHN WARREN -

Owner 2: -

Street 1: 78 KENSINGTON PARK

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,120 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Vinyl Exterior and 2195 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | 3 | 22 |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 6120 | | Sq. Ft. | Site | | 0 | 90. | 0.99 | 10 | | | | | | | | | 543,243 | | | | | | 543,200 | |

| IN PROCESS APPRAISAL SUMMARY | | | | | | | | | | | | Legal Description | | | | | | User Acct | | | | | | | | | | | | | | | | | | | | | | | |
|------------------------------|--|--|--|--|--|--|--|--|--|--|--|-------------------|--|--|--|--|--|----------------|--|--|--|--|--|------------|--|--|--|--|--|------------|--|--|--|--|--|-------------|--|--|--|--|--|
| Use Code | | | | | | | | | | | | Land Size | | | | | | Building Value | | | | | | Yard Items | | | | | | Land Value | | | | | | Total Value | | | | | |
| 101 | | | | | | | | | | | | 6120.000 | | | | | | 464,800 | | | | | | 6,800 | | | | | | 543,200 | | | | | | 1,014,800 | | | | | |
| Total Card | | | | | | | | | | | | 0.141 | | | | | | 464,800 | | | | | | 6,800 | | | | | | 543,200 | | | | | | 1,014,800 | | | | | |
| Total Parcel | | | | | | | | | | | | 0.141 | | | | | | 464,800 | | | | | | 6,800 | | | | | | 543,200 | | | | | | 1,014,800 | | | | | |

| | | |
|------------------|-----------|--|
| Entered Lot Size | User Acct | |
| | 87337 | |
| Total Land: | GIS Ref | |
| | GIS Ref | |
| Land Unit Type: | Insp Date | |
| | 08/29/17 | |

| | | |
|----------------|-------------------|--|
| Parcel ID | 136.0-0003-0004.0 | |
| | !10554! | |
| PRINT | Date | |
| | 12/11/20 | |
| LAST REV | Time | |
| | 00:50:54 | |
| | jorourke | |
| | 10554 | |
| ASR Map: | | |
| Fact Dist: | | |
| Reval Dist: | | |
| Year: | | |
| LandReason: | | |
| BldReason: | | |
| CivilDistrict: | | |
| Ratio: | | |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|----------|-------------|------------|----|-----|-------|-------|
| SCHALLER JOHN W | 52526-145 | | 4/6/2009 | Change>Sale | 585,000 | No | No | | |
| | PR364-732 | | 1/1/1901 | Family | | No | No | N | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|----------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| 8/3/2017 | 993 | New Wind | 10,828 | | | | | |
| 7/8/2009 | 563 | Add Att | 25,800 | C | | | | add half bath/fini |
| 6/8/2009 | 452 | Redo Kit | 26,300 | C | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|---------|
| 8/29/2017 | Meas/Inspect | HS | Hanne S |
| 2/6/2009 | Meas/Inspect | 372 | PATRIOT |
| 11/18/1999 | Meas/Inspect | 270 | PATRIOT |
| 1/1/1982 | | KM | |

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

| | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|------------------------------|-----------------------|------------------------|---------------------------|-----------------------|------------------------|----------------------|-------------------------|---------------------|----------------------|---------------------------|--------------------|-----------------|-----------|------------|---|--------------|----------|--------|---------|--------|----|-------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | | |
| Type: 6 - Colonial | Sty Ht: 2H - 2 & 1/2 Sty | (Liv) Units: 1 | Total: 1 | Full Bath: 1 | Rating: Very Good | A Bath: | Rating: | 3/4 Bath: | Rating: | A 3QBth: | Rating: | 1/2 Bath: 1 | Rating: Average | A HBth: | Rating: | | | | | | | | |
| Foundation: 1 - Concrete | Frame: 1 - Wood | Prime Wall: 4 - Vinyl | Sec Wall: | OthrFix: 1 | Rating: Average | OTHER FEATURES | | | | | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | Roof Cover: 1 - Asphalt Shgl | Color: WHITE& GRAY | View / Desir: N - NONE | Kits: 1 | Rating: Good | A Kits: | Rating: | Frl: 1 | Rating: Good | WSFlue: 1 | Rating: Average | CONDOS INFORMATION | | | | | | | | | | | |
| Grade: C+ - Average (+) | Year Blt: 1936 | Eff Yr Blt: | Alt LUC: | Location: | Total Units: | Floor: | % Own: | Name: | DEPRECIATION | | | | Exterior: | Interior: | Additions: | Kitchen: | | | | | | | |
| Jurisdct: G11 | Fact: . | Const Mod: | Lump Sum Adj: | Phys Cond: VG - Very Good | 4.6 % | Functional: | Economic: | Special: | Override: | Plumbing: | Electric: | Heating: | General: | Baths: | RMS: 6 | BRs: 3 | Baths: 1 | HB: 1 | | | | | |
| INTERIOR INFORMATION | | | | CALC SUMMARY | | | | COMPARABLE SALES | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | |
| Avg Ht/FL: STD | Prim Int Wall: 2 - Plaster | Sec Int Wall: | Partition: T - Typical | Basic \$ / SQ: 125.00 | Size Adj.: 1.23139524 | Const Adj.: 0.99989998 | Adj \$ / SQ: 153.909 | Other Features: 87250 | Grade Factor: 1.10 | NBHD Inf: 1.00000000 | NBHD Mod: | WtAv\$/SQ: | AvRate: | Ind.Val: | No Unit | RMS | BRS | FL | | | | | |
| Prim Floors: 3 - Hardwood | Sec Floors: | Total: 4.6 % | Electric: 3 - Typical | LUC Factor: 1.00 | Adj Total: 487209 | Juris. Factor: 1.00 | Before Depr: 169.30 | Depreciation: 22412 | Final Total: 464800 | Val/Su Net: 152.64 | Depreciated Total: 464797 | Val/Su SzAd: | 24 | 24 | 24 | TQS | ENT | EFP | ENT | 8 | EFP | | |
| Heat Fuel: 1 - Oil | # Heat Sys: 1 | % Heated: 100 | Solar HW: NO | % AC: | Central Vac: NO | % Com Wall: | % Sprinkled: | PARCEL ID | 136.0-0003-0004.0 | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | Model: | Serial #: | Year: | Color: | IMAGE | | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | AssessPro Patriot Properties, Inc | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
| 3 | Garage | D | Y | | 123X23 | A | AV | 1975 | 19.73 | T | 35.2 | 101 | | | 6,800 | | 6,800 | BMT | 100 | RRM | 20 | A | |
| More: N | | | | Total Yard Items: 6,800 | | | | Total Special Features: | | | | Total: 6,800 | | | |  | | | | | | | |